

Project Description for an Addition at 372 Blackwell Drive

The proposed addition will be over an existing garage and will consist of a new family room, stairwell and bathroom. There will be a minor addition to the footprint of the existing garage into the side yard, within the side set back.

There are several examples for similar additions within a block of 372 Blackwell Drive, along with several other two story homes across the street (see photos and map on sheet P-2, below). The two story building at 364 Blackwell Dr. is two doors down from 372 and is taller than the proposed addition, due to a steeper roof pitch. It would also appear that the building at 364 encroaches on the front setback. In addition there is another very similar two story home located at 359 Blackwell Drive. Both of these are second floors located over the garage. Sheet P-1 also shows several examples of two story homes with the massing located along the street facade. All of these examples are within the immediate neighborhood.

The design incorporates several features honoring the Residential Design Guidelines:

3.3.3:

- Belly bands
- Material and Color Changes
- Window Boxes and Pot Shelves

There is a band of vertical siding at the top third of the addition and horizontal pot shelves that echo existing shelves on the ground floor. These also match similar features of other houses on the street. This also gives a mix of materials and colors to reduce the visual mass of the walls.

I would also argue that by putting clearly occupied spaces over the existing garage we are reducing the primacy of the garage function at the front of the house, as suggested in Guidelines 3.4.1.

Of course we are honoring Guideline 3.5 by using the same style, overhang, orientation and pitch as the existing roof. Along with matching the trim details of the existing windows as outlined in 3.7.

Mr. Ryan Safty
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Town of Los Gatos
110 E. Main Street
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Letter of Justification Regarding 372 BLACKWELL DR.

This is in response to the comments offered by the Consulting Architect, Cannon Design Group. Specifically the comments about the the proposed addition being inconsistent with the Los Gatos Residential Design Guidelines.

It is true that the massing of the proposed addition doesn't adhere to the specific guidelines mentioned regarding massing (2.3, 2.3.1, 2.3.2 and 3.3.2) but we feel that this limited attention to street side massing and attempted neighborhood homogeny would be in conflict with the subsequent guidelines outlined in **3.11 - Privacy and Solar Access**, particularly **3.11.1- Minimize Shadow Impact on Adjacent Properties** and **3.11.2 - Minimize Privacy Intrusions**. In addition, as mentioned in the Project Description and shown on Sheet P-1, there are similar examples of second floor massing within a hundred yards of 372 and many others in the immediate neighborhood.

The location of the proposed massing is the best place to put a second floor in terms of minimizing shading of the neighbor's and owner's outdoor living spaces. It is also the best location for minimizing overbearing massing and visual privacy intrusions in these spaces. (See inclosed Photo image of north elevations, showing visual comparison of massing and the shadow study for massing located at the rear of the building for illustration.) In addition, the proposed location would be most consistent with the towns Guidelines, **3.11.1** in regards to not shading existing or future solar panels on neighboring roofs.

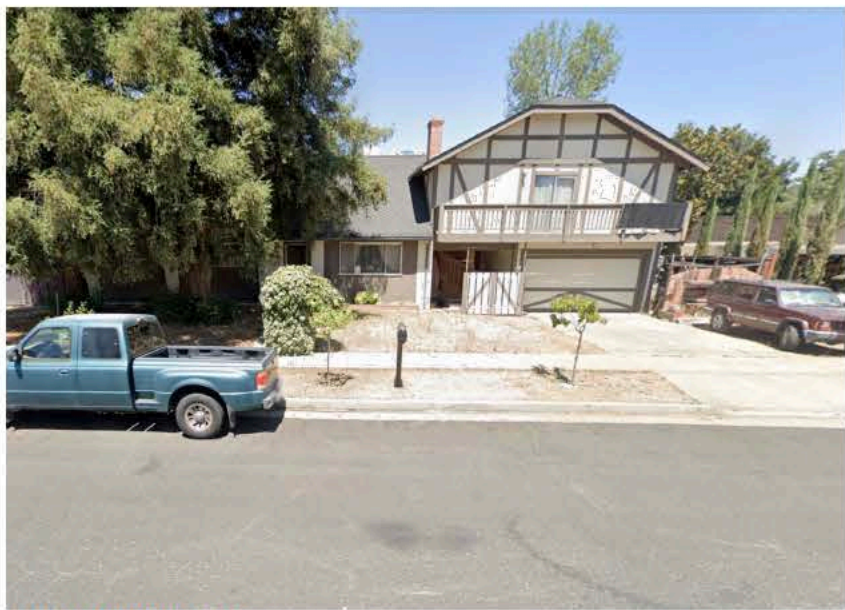
This design would also be more consistent with Guideline **3.12 - Sustainable Design**. Specifically in regards to the amount of demolition of existing structure and mechanical infrastructure that would be required to locate an addition over an occupied and perfectly good building. Not to mention the disruption to the life of the family that occupies that building.

In closing we would urge your office to reconsider the recommendations and interpretation of the Consulting Architect in a wider set of contexts than simply the appearance of the front of the building. The stylistic 'norm' of this neighborhood can only be described as 'eclectic' at this point. Review the images on page 2 of Cannon Design's comments and you will see at least 4 different styles and vintages of homes. If you visit the site and look up and down the street you will see several others. Our strategy with this design is not to break new ground or make a statement. It is only to design an improvement that serves the owners and neighbors as well as it can.

Please consider these observations and inclosed graphic examples, the comments we have provided by the immediate neighbors on page 2 and the added expense and inconvenience to the owners and their family when making your decision.



359 BLACKWELL DR.



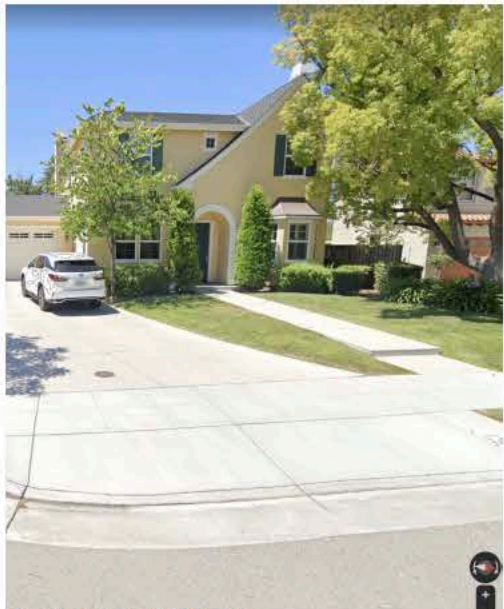
364 BLACKWELL DR.



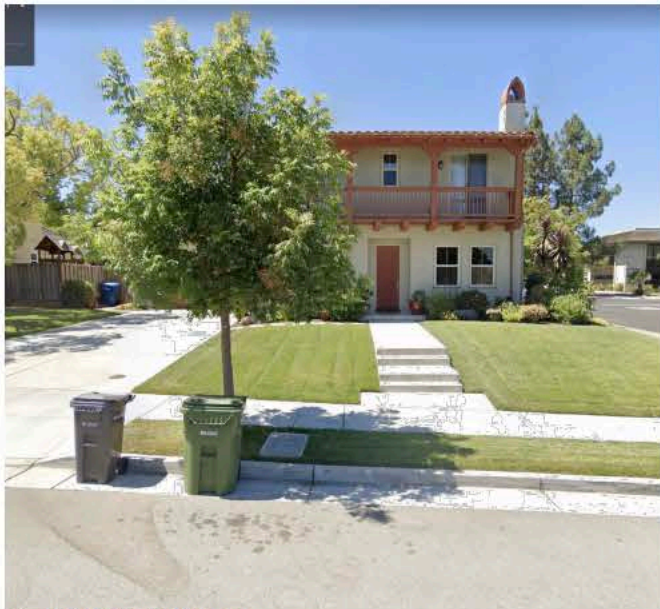
TWO STORY HOMES ON BLACKWELL DR.



A - 108 SEQUOIA CT.



B - 104 SEQUOIA CT.



C - 100 SEQUOIA CT.



NEIGHBORHOOD MAP SHOWING LOCATIONS

NEIGHBORHOOD PHOTOS SHOWING EXAMPLES OF SECOND FLOORS LOCATED AT THE FRONT PORTION OF THE THE BUILDING



D - 100 LOMA VISTA CT.



E - 111 LOMA VISTA CT.



F - 119 LOMA VISTA CT.



NORTH ELEVATION



NORTH ELEVATION (showing massing at back of bldg.)



NORTH ELEVATION (showing massing over garage)

